

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*April 28, 2005*

Council Chambers 400 Stewart Avenue Las Vegas, Nevada  
Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>

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#### Las Vegas City Council

Mayor Oscar B. Goodman  
Mayor Pro Tem Gary Reese, Ward 3  
Councilman Larry Brown, Ward 4  
Councilman Lawrence Weekly, Ward 5  
Councilman Michael Mack, Ward 6  
Councilman Steve Wolfson, Ward 2  
Councilwoman Lois Tarkanian, Ward 1  
City Manager Douglas A. Selby

#### Commissioners

Todd Nigro, Chairperson  
Richard Truesdell, Vice-Chairperson  
Byron Goynes  
Laura McSwain  
Steven Evans  
Leo Davenport  
David Steinman

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

**CALL TO ORDER:** 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Compliance with the Open Meeting Law

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2<sup>nd</sup> Floor Skybridge  
Clark County Government Center, 500 S. Grand Central Parkway  
Las Vegas Library, 833 Las Vegas Boulevard North  
Grant Sawyer Building, 555 East Washington Avenue  
Court Clerk's Office Bulletin Board, City Hall Plaza

**MINUTES:** Approval of the minutes of the **March 24, 2005** Planning Commission Meeting minutes by reference (\_\_\_\_ Vote)

**ACTIONS:** ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

#### CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TMP-6237 - TENTATIVE MAP - COKE AND MAGGIE EAST - APPLICANT/OWNER: COKE MAGGIE L.L.C. - Request for a Tentative Map FOR A 19 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.25 acres adjacent to the northeast corner of Maggie Avenue and Coke Street (APN 125-09-501-003), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 6 (Mack).
2. TMP-6246 - TENTATIVE MAP - LAKE MEAD/TORREY PINES - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: B-A.S.K.D. #2 NEVADA, LLC AND T.Y.M.Y. NEVADA LLC - Request for a Tentative Map FOR A 46 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.30 acres adjacent to the east side of Torrey Pines Drive, approximately 230 feet south of Lake Mead Boulevard (portion of APN 138-23-720-004), R-E (Residence Estates) Zone under Resolution of Intent to R-PD9 (Residential Planned Development - 9 units per acre), Ward 6 (Mack).
3. TMP-6271 - TENTATIVE MAP - QUARTERHORSE ESTATES UNIT 4 - APPLICANT/OWNER: QUARTERHORSE FALLS ESTATES, LLC - Request for a Tentative Map FOR A 60 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-508-003, 125-11-503-001, 002; 125-11-507-002 and 004), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development- 2 units per acre) Zone, Ward 6 (Mack).

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4. **TMP-6286 - TENTATIVE MAP - LAMB-BINGHAM - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: FREDY SIDHOM AND JOEL ARMSTRONG** - Request for a Tentative Map FOR A 32 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 3.58 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APNs 140-29-401-005 and 006), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD9 (Residential Planned Development - 9 units per acre) Zone, Ward 3 (Reese).

#### **ONE MOTION – ONE VOTE:**

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING AND NON-PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARING ITEMS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION, A MEMBER OF THE PLANNING COMMISSION OR THE PUBLIC NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

5. **ABEYANCE - VAC-5793 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Petition to Vacate U.S. Government Patent Easements generally located west of Cliff Shadows Parkway, north of the Buckskin Avenue alignment, Ward 4 (Brown).
6. **SNC-6338 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT: MARY JANE JARVIS - OWNER: A & A, INC.** - Request for a Street Name Change FROM: LEWIS AVENUE TO: CHEF ANDRE ROCHAT PLACE, between Sixth Street and Seventh Street, Ward 1 (Tarkanian).
7. **RQR-6150 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: FERRIS INVESTMENTS, INC.** - Required Two Year Review of an approved Required Review (RQR-1704) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 65 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2002 Highland Avenue (APN 162-04-301-008), M (Industrial) Zone, Ward 1 (Tarkanian).

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8. **RQR-6151 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CLEAR CHANNEL OUTDOOR** - Request for a Required Review of an approved Required Review (RQR-1706), WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 80 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2130 Highland Avenue (APN 162-04-402-001), M (Industrial) Zone, Ward 1 (Tarkanian).

#### **PUBLIC HEARING ITEMS:**

9. **ABEYANCE - MOD-5784 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Major Modification of the Lone Mountain West Master Development Plan TO CHANGE THE LAND USE DESIGNATION FROM: L (LOW DENSITY RESIDENTIAL) TO: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL), AND TO AMEND TABLES #1, #2, #3 AND #4 (SECTION 2.2) TO REFLECT CHANGES TO THE LAND USE CATEGORIES AND NUMBER OF RESIDENTIAL UNITS on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), Ward 4 (Brown).
10. **ABEYANCE - ZON-5785 - REZONING RELATED TO MOD-5784 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), Ward 4 (Brown).
11. **ABEYANCE - VAR-5786 - VARIANCE RELATED TO MOD-5784 AND ZON-5785 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC** - Request for a Variance TO ALLOW A PROPOSED 15 STORY BUILDING WHERE THREE STORIES IS THE MAXIMUM PERMITTED on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).

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12. ABEYANCE - VAR-5792 - VARIANCE RELATED TO MOD-5784, ZON-5785 AND VAR-5786 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC - Request for a Variance TO ALLOW 168 PARKING SPACES WHERE 222 SPACES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED 15 STORY RESIDENTIAL CONDOMINIUM DEVELOPMENT on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).
13. ABEYANCE - SDR-5781 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-5784, ZON-5785, VAR-5786 AND VAR-5792 - PUBLIC HEARING - APPLICANT/OWNER: UNIPRO HOLDINGS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 15 STORY, 125 UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT on 5.00 acres adjacent to the north side of Buckskin Avenue, approximately 340 feet west of Cliff Shadows Parkway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).
14. ABEYANCE - ZON-5669 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SMOKE RANCH, LLC - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 5.33 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly).
15. ABEYANCE - SDR-6109 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SHEA COMMERCIAL - OWNER: CENTENNIAL RANCH, LLC, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 104,398 SQUARE FOOT OFFICE CONDOMINIUM COMPLEX on 10.04 acres adjacent to the south side of Azure Drive, approximately 1,250 feet west of Tenaya Way (APNs 125-27-113-003 and 125-27-222-007), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).
16. ABEYANCE - VAR-6228 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TOWNE VISTAS, LLC - Request for a Variance TO ALLOW 38 FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 180 FOOT SETBACK IN CONJUNCTION WITH A PROPOSED 372 UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT COMPOSED OF SIX FOUR STORY BUILDINGS on 15.00 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road (APNs 125-20-301-012 through 014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone] [M-TC (Medium Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).

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17. ABEYANCE - SDR-6105 - SITE DEVELOPMENT PLAN REVIEW RELATED TO AND VAR-6228 - PUBLIC HEARING - APPLICANT/OWNER: TOWNE VISTAS, LLC - Request for a Site Development Plan Review FOR A 372 UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT COMPOSED OF SIX FOUR STORY BUILDINGS on 15.00 acres adjacent to the southeast corner of Bath Drive and Dapple Gray Road (APNs 125-20-301-012 through 014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone] [M-TC (Medium Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).
18. GPA-6270 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: WESTCARE WORKS, INC. - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 5.21 acres adjacent to the southwest corner of Bradley Road and Duncan Drive (APN 138-12-110-048), Ward 6 (Mack).
19. GPA-6273 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.89 acres adjacent to the east side of Dike Road, approximately 150 feet north of Bonanza Road (139-29-704-019 through 023), Ward 5 (Weekly).
20. GPA-6287 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment to revise portions of the Conservation Element related to water conservation, water quality, and drainage.
21. GPA-6288 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment to add a Water element containing goals, policies and objectives related to water conservation, water quality, and drainage.
22. GPA-6362 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION - Request to modify Exhibit 1 ("Multi-Use Transportation Trail") of the Transportation Trails Element of the Las Vegas 2020 Master Plan TO ALLOW AN EIGHT FOOT CONCRETE PATH WHERE 10 FEET IS REQUIRED FOR A PROPOSED



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MULTI-USE TRANSPORTATION TRAIL along the west side of Tule Springs Road and the south side of Farm Road (APNs 125-17-702-003 and 005), Ward 6 (Mack).

23. **GPA-6363 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a General Plan Amendment to adopt an updated Land Use Element and revise the 2020 Master Plan.
24. **ZON-6261 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: MONA H. AGAMEZ** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: T-C (TOWN CENTER) [GC –TC (General Commercial – Town Center) Special Land Use Designation] on 0.51 acres at 8560 West Regena Avenue (APN 125-29-502-013), Ward 6 (Mack).
25. **MSH-6024 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT: TRIPLE FIVE DEVELOPMENT, NEVADA - OWNER: GREAT MALL LAS VEGAS, LLC** - Request to amend the Master Plan of Streets and Highways TO REALIGN A PORTION OF GRAND MONTECITO PARKWAY BETWEEN DORRELL LANE AND DEER SPRINGS, Ward 6 (Mack).
26. **GPA-6254 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: BECKER REALTY INC - OWNER: UNICORN BRENT LLC, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 7.99 acres adjacent to the southwest corner of Brent Lane and Thom Boulevard (APNs 125-12-602-001 and 125-12-601-002), Ward 6 (Mack).
27. **ZON-6255 - REZONING RELATED TO GPA-6254 - PUBLIC HEARING - APPLICANT: BECKER REALTY INC - OWNER: UNICORN BRENT LLC, ET AL** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) on 7.99 acres adjacent to the southwest corner of Brent Lane and Thom Boulevard (APNs 125-12-602-001 and 125-12-601-002), Ward 6 (Mack).
28. **SDR-6256 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6254 AND ZON-6255 - PUBLIC HEARING - APPLICANT: BECKER REALTY INC - OWNER: UNICORN BRENT LLC, ET AL** - Request for a Site Development Plan Review FOR A 55 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 7.99 acres adjacent to the southwest corner of Brent Lane and



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Thom Boulevard (APNs 125-12-602-001 and 125-12-601-002), R-E (Residence Estates) Zone  
[PROPOSED: R-PD7 (Residential Planned Development - 7 units per acre) Zone], Ward 6 (Mack).

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29. **GPA-6285 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 4.16 acres, adjacent to the east side of Balsam Street, approximately 550 feet north of Ann Road (APN 125-27-803-003), Ward 6 (Mack).
30. **ZON-6291 - REZONING RELATED TO GPA-6285 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (Rural Density Residential) General Plan Designation] TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 4.16 acres adjacent to the east side of Balsam Street, approximately 550 feet north of Ann Road (APN 125-27-803-003), Ward 6 (Mack).
31. **VAC-6293 - VACATION RELATED TO GPA-6285 AND ZON-6291 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD** - Petition to Vacate a portion of Balsam Street, Ward 6 (Mack).
32. **VAR-6289 - VARIANCE RELATED TO GPA-6285, ZON-6291, AND VAC-6293 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD** - Request for a Variance TO ALLOW A PLANNED UNIT DEVELOPMENT TO BE LESS THAN FIVE ACRES FOR A PROPOSED RESIDENTIAL DEVELOPMENT on 4.16 acres adjacent to the east side of Balsam Street, approximately 550 feet north of Ann Road (APN 125-27-803-003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 6 (Mack).
33. **SDR-6294 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6285, ZON-6291, VAC-6293, AND VAR-6289 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: GREGORY G. & CAROL S. HATFIELD** - Request for a Site Development Plan Review FOR A 36 LOT RESIDENTIAL DEVELOPMENT on 4.16 acres adjacent to the east side of Balsam Street, approximately 550 feet north of Ann Road (APN 125-27-803-003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], [PROPOSED: R-PD8 (Residential Planned Development - 8 units per acre)], Ward 6 (Mack).

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34. **GPA-6296 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC. - OWNER: RANCHO DRIVE, LLC** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: O (OFFICE) AND SC (SERVICE COMMERCIAL) TO: L (LOW DENSITY RESIDENTIAL) on a 5.0 acre portion of a 74.46 acre site adjacent to the east side of Rainbow Boulevard, approximately 500 feet south of Rancho Santa Fe Drive (APN 125-35-301-014), Ward 6 (Mack).
35. **ZON-6302 - REZONING RELATED TO GPA-6296 - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC. - OWNER: RANCHO DRIVE, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on a 27.00 acre portion of a 74.46 acre site adjacent to the east side of Rainbow Boulevard, approximately 500 feet south of Rancho Santa Fe Drive (APN 125-35-301-014), Ward 6 (Mack).
36. **SUP-6314 - SPECIAL USE PERMIT RELATED TO GPA-6296 AND ZON-6302 - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC. - OWNER: RANCHO DRIVE, LLC** - Request for a Special Use Permit FOR PRIVATE STREETS IN CONJUNCTION WITH A PROPOSED 102 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION adjacent to the east side of Rainbow Boulevard, approximately 500 feet south of Rancho Santa Fe Drive (APN 125-35-301-014), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential) Zone], Ward 6 (Mack).
37. **GPA-6298 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SOUTHWEST HOMES - OWNER: LOWE'S HIW, INC.** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: O (OFFICE) AND SC (SERVICE COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 17.31 acres adjacent to the west side of Jones Boulevard, approximately 830 feet north of Craig Road (portion of APN 138-02-601-004), Ward 6 (Mack).
38. **ZON-6300 - REZONING RELATED TO GPA-6298 - PUBLIC HEARING - APPLICANT: SOUTHWEST HOMES - OWNER: LOWE'S HIW, INC.** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 17.31 acres adjacent to the west side of Jones Boulevard, approximately 830 feet north of Craig Road (portion of APN 138-02-601-004), Ward 6 (Mack).

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39. WVR-6441 WAIVER RELATED TO GPA-6298 AND ZON-6300 - PUBLIC HEARING - APPLICANT: SOUTHWEST HOMES - OWNER: LOWE'S HIW, INC. - Request for Waivers to Title 18.12.105 AND 18.12.130 TO ALLOW PRIVATE DRIVES OF UP TO 234 FEET IN LENGTH WHERE 200 FEET IS THE MAXIMUM LENGTH ALLOWED AND TO ALLOW PRIVATE DRIVES GREATER THAN 150 FEET IN LENGTH TO TERMINATE WITHOUT A TURNAROUND OR AN EMERGENCY ACCESS GATE on 17.31 acres adjacent to the west side of Jones Boulevard, approximately 830 feet north of Craig Road (a portion of APN 138-02-601-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 units per acre) Zone], Ward 6 (Mack).
40. VAR-6305 - VARIANCE RELATED TO GPA-6298, ZON-6300, AND WVR-6441 - PUBLIC HEARING - APPLICANT: SOUTHWEST HOMES - OWNER: LOWE'S HIW, INC. - Request for a Variance TO ALLOW 1.34 ACRES OF OPEN SPACE WHERE 3.00 ACRES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED 182 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 17.31 acres adjacent to the west side of Jones Boulevard, approximately 830 feet north of Craig Road (portion of APN 138-02-601-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 units per acre) Zone], Ward 6 (Mack).
41. SDR-6307 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6298, ZON-6300, WVR-6441 AND VAR-6305 - PUBLIC HEARING - APPLICANT: SOUTHWEST HOMES - OWNER: LOWE'S HIW, INC. - Request for a Site Development Plan Review FOR A PROPOSED 182 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 17.31 acres adjacent to the west side of Jones Boulevard, approximately 830 feet north of Craig Road (a portion of APN 138-02-601-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 units per acre) Zone], Ward 6 (Mack).
42. GPA-6303 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: TIM C. AYALA - OWNER: LUZMARIE SANCHEZ - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.14 acres at 2417 East Wilson Avenue (APN 139-26-811-079), Ward 5 (Weekly).
43. ZON-6311 - REZONING RELATED TO GPA-6303 - PUBLIC HEARING - APPLICANT: TIM C. AYALA - OWNER: LUZMARIE SANCHEZ - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.14 acres at 2417 East Wilson Avenue (APN 139-26-811-079), Ward 5 (Weekly).

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44. **SDR-6313 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6303 AND ZON-6311 - PUBLIC HEARING - APPLICANT: TIM C. AYALA - OWNER: LUZMARIE SANCHEZ** - Request for a Site Development Plan Review FOR A PROPOSED PARKING AREA AND FOR A WAIVER OF THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS on 0.14 acres at 2417 East Wilson Avenue (APN 139-26-811-079), R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone] Ward 5 (Weekly).
45. **ZON-6312 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 20.00 acres adjacent to the east side of Grand Canyon Drive between Deer Springs Way and Wittig Avenue (APN 125-19-501-009, 010, 125-19-601-001, and 007), Ward 6 (Mack).
46. **WVR-6322 - WAIVER RELATED TO ZON-6312 - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 190 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 20.00 acres adjacent to the east side of Grand Canyon Drive between Deer Springs Way and Wittig Avenue (APN 125-19-501-009, 010, 125-19-601-001, and 007), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD4 (Residential Planned Development - 4 units per acre) Zone], Ward 6 (Mack).
47. **VAC-6325 - VACATION RELATED TO ZON-6312 AND WVR-6322 - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Petition to Vacate U.S. Government Patent Easements generally located east of Grand Canyon Drive between Dorrell Lane and Wittig Avenue and between Haley Avenue and Dorrell Lane and a 50 foot wide public utility easement located on Deer Springs Way and Grand Canyon Drive, Ward 6 (Mack).
48. **VAR-6328 - VARIANCE RELATED TO ZON-6312, WVR-6322 AND VAC-6325 - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Variance TO ALLOW 0.41 ACRES OF OPEN SPACE WHERE 1.19 ACRES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED 72 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 20.00 acres adjacent to the east side of Grand Canyon Drive between Deer Springs Way and Wittig Avenue (APN 125-19-501-009, 010, 125-19-601-001 and 007), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD4 (Residential Planned Development - 4 units per acre) Zone], Ward 6 (Mack).

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49. **SDR-6315 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6312, WVR-6322, VAC-6325 AND VAR-6328 - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA** - Request for a Site Development Plan Review FOR A 72 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.00 acres adjacent to the east side of Grand Canyon Drive between Deer Springs Way and Wittig Avenue (APN 125-19-601-001, 007, 125-19-501-009 and 010), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD4 (Residential Planned Development - 4 units per acre) Zone], Ward 6 (Mack).
50. **GPA-6318 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: CITY OF LAS VEGAS** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PR-OS (PARK/RECREATION/OPEN SPACE) TO: SC (SERVICE COMMERCIAL) on 5.00 acres adjacent to the north side of Cheyenne Avenue, approximately 635 feet east of El Capitan Way (APN 138-08-801-006 and 007), Ward 4 (Brown).
51. **ZON-6324 - REZONING RELATED TO GPA-6318 - PUBLIC HEARING - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL) on 5.00 acres adjacent to the north side of Cheyenne Avenue, approximately 635 feet east of El Capitan Way (APN 138-08-801-006 and 007), Ward 4 (Brown).
52. **SDR-6331 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6318 AND ZON-6324 - PUBLIC HEARING - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: CITY OF LAS VEGAS** - Request for Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 40,000 SQUARE FOOT, TWO-STORY OFFICE BUILDING AND TWO SINGLE-STORY 5,000 SQUARE FOOT RETAIL BUILDINGS on 4.22 acres adjacent to the north side of Cheyenne Avenue, approximately 635 feet east of El Capitan Way (APN 138-08-801-006 and 007), C-V (Civic) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).
53. **GPA-6321 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: CITY OF LAS VEGAS, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PR-OS (PARK/RECREATION/OPEN SPACE) AND O (OFFICE) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 3.26 acres at 4705, 4723 and 4743 Balsam Street and on property adjacent to the southeast corner of Lone Mountain Road and Balsam Street (APNs 138-03-510-003, 023, 024 and 025), Ward 6 (Mack).



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54. **ZON-6327 - REZONING RELATED TO GPA-6321 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: CITY OF LAS VEGAS, ET AL** - Request for a Rezoning FROM: U (UNDEVELOPED) [PR-OS (PARK/RECREATION/OPEN SPACE) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES) TO: R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE) on 3.26 acres at 4705, 4723 and 4743 Balsam Street and on property adjacent to the southeast corner of Lone Mountain Road and Balsam Street (APNs 138-03-510-003, 023, 024 and 025), Ward 6 (Mack).
55. **SDR-6332 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6321 AND ZON-6327 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 124 LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 12.00 acres adjacent to the southeast corner of U.S. 95 and Lone Mountain Road (APN 138-03-510-001, 002, 003, 023, 024, 025 and 031), R-E (Residence Estates) Zone, U (Undeveloped) Zone [PR-OS (Park/Recreation/Open Space) General Plan Designation], R-E (Residence Estates) and U (Undeveloped) Zones [O (Office) General Plan Designation] under Resolution of Intent to R-PD10 (Residential Planned Development - 10 units per acre) Zone [PROPOSED: R-PD10 (Residential Planned Development - 10 units per acre) Zone], Ward 6 (Mack).
56. **GPA-6333 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, LLC, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM:RNP (RURAL NEIGHBORHOOD PRESERVATION), DR (DESERT RURAL DENSITY RESIDENTIAL) AND R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004 & 138-06-801-002), Ward 4 (Brown).
57. **ZON-6334 - REZONING RELATED TO GPA-6333 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, LLC, ET AL** - Request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION], U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004 & 138-06-801-002), Ward 4 (Brown).



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58. **ABEYANCE - VAC-6163 - VACATION RELATED TO GPA6333 AND ZON-6334 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT AND INVESTMENT DIVISION - OWNER: MAPLE DEVELOPMENT LLC** - Petition to Vacate a portion of Florine Avenue and Park Street and U.S. Government Patent Easements generally located on north side of Alexander Road and east of Grand Canyon Drive, Ward 4 (Brown).
59. **SDR-6336 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6333, ZON-6334 AND VAC-6163 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, ET AL** - Request for Site Development Plan Review FOR A PROPOSED 52 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation], U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 units per acre) Zone], Ward 4 (Brown).
60. **MOD-6295 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: PHD ASSETS, L.L.C.** - Request for a Major Modification of the Town Center Land Use Plan of the Centennial Hills Sector Plan of the General Plan TO CHANGE THE LAND USE DESIGNATION FROM: ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL - TOWN CENTER) TO: MLA-TC (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL - TOWN CENTER) on 5.07 acres adjacent to the northwest corner of Dorrell Lane and Campbell Road (APN 125-20-101-012), Ward 6 (Mack).
61. **ZON-6297 - REZONING RELATED TO MOD-6295 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: PHD ASSETS, L.L.C.** - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) [PROPOSED: MLA-TC (Medium-Low Attached Density Residential – Town Center) Special Land Use Designation] on 5.07 acres adjacent to the northwest corner of Dorrell Lane and Campbell Road (APN 125-20-101-012), Ward 6 (Mack).

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62. **WVR-6310 - WAIVER RELATED TO MOD-6295 AND ZON-6297 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: PHD ASSETS, L.L.C.** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 177 FEET AND 208 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 5.07 acres adjacent to the northwest corner of Dorrell Lane and Campbell Road (APN 125-20-101-012), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone] [PROPOSED: MLA-TC (Medium-Low Attached Density Residential – Town Center) Special Land Use Designation], Ward 6 (Mack).
63. **SUP-6306 - SPECIAL USE PERMIT RELATED TO MOD-6295, ZON-6297, AND WVR-6310 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: PHD ASSETS, L.L.C.** - Request for a Special Use Permit FOR A PROPOSED GATED COMMUNITY WITH PRIVATE STREETS AND A WAIVER OF TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A SINGLE GATED ENTRANCE WHERE A MINIMUM OF TWO GATED ENTRANCES IS REQUIRED adjacent to the northwest corner of Dorrell Lane and Campbell Road (APN 125-20-101-012), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone] [PROPOSED: MLA-TC (Medium-Low Attached Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).
64. **SDR-6301 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-6295, ZON-6297, WVR-6310, AND SUP-6306 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: PHD ASSETS, L.L.C.** - Request for a Site Development Plan Review FOR A PROPOSED 52 LOT SINGLE FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 5.07 acres adjacent to the northwest corner of Dorrell Lane and Campbell Road (APN 125-20-101-012), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone] [PROPOSED: MLA-TC (Medium-Low Attached Density Residential – Town Center) Special Land Use Designation], Ward 6 (Mack).
65. **ZON-6274 - REZONING - PUBLIC HEARING - APPLICANT: ALL INVESTMENTS - OWNER: EXBER, INC.** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 1.79 acres adjacent to the north side of Centennial Parkway, approximately 310 feet east of Leon Avenue (APN 125-24-404-007), Ward 6 (Mack).

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66. WVR-6277 - WAIVER OF TITLE 18 RELATED TO ZON-6274 - PUBLIC HEARING - APPLICANT: ALL INVESTMENTS - OWNER: EXBER, INC. - Request for a Waiver of Title 18.12.130 TO ALLOW A PRIVATE STREET OVER 150 FEET IN LENGTH TO TERMINATE WITHOUT A TURN AROUND OR EMERGENCY ACCESS GATE IN CONJUNCTION WITH A PROPOSED EIGHT LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 1.79 acres adjacent to the north side of Centennial Parkway, approximately 310 feet east of Leon Avenue (APN 125-24-404-007), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 units per acre) Zone], Ward 6 (Mack).
67. VAR-6276 - VARIANCE RELATED TO ZON-6274 AND WVR-6277 - PUBLIC HEARING - APPLICANT: ALL INVESTMENTS - OWNER: EXBER, INC. - Request for a Variance TO ALLOW A R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 1.79 ACRES WHERE 5.00 ACRES IS THE MINIMUM REQUIRED adjacent to the north side of Centennial Parkway, approximately 310 feet east of Leon Avenue (APN 125-24-404-007), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 units per acre) Zone], Ward 6 (Mack).
68. SDR-6275 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6274, WVR-6277, AND VAR-6276 - PUBLIC HEARING - APPLICANT: ALL INVESTMENTS - OWNER: EXBER, INC. - Request for a Site Development Plan Review FOR A PROPOSED EIGHT LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 1.79 acres adjacent to the north side of Centennial Parkway, approximately 310 feet east of Leon Avenue (APN 125-24-404-007), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 units per acre) Zone], Ward 6 (Mack).
69. ZON-6231 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 16.00 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APNs 163-03-302-004, 005 and 006), Ward 1 (Tarkanian).
70. VAR-6232 - VARIANCE RELATED TO ZON-6231 - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 26,450 SQUARE FEET IS THE MINIMUM REQUIRED on 16.00 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APNs 163-03-302-004, 005 and 006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 units per acre) Zone], Ward 1 (Tarkanian).

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71. **SDR-6233 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6231 AND VAR-6232 - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 37 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 16.00 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APNs 163-03-302-004, 005 and 006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 units per acre) Zone], Ward 1 (Tarkanian).
72. **VAR-6283 - VARIANCE - PUBLIC HEARING - APPLICANT: AMBLING DEVELOPMENT PARTNERS, LLC - OWNER: NEVADA ALTA, LLC** - Request for a Variance TO ALLOW A 20.5 FOOT SETBACK FROM THE WEST PROPERTY LINE WHERE 336 FEET IS THE MINIMUM REQUIRED; TO ALLOW A 20.1 FOOT SETBACK FROM THE NORTH PROPERTY LINE WHERE 336 FEET IS THE MINIMUM REQUIRED; AND TO ALLOW A 71.2-FOOT SETBACK FROM MARTIN L KING BOULEVARD WHERE 77 FEET IS THE MINIMUM REQUIRED on 16.78 acres adjacent to the northwest corner of Alta Drive and Martin L King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
73. **SUP-6284 - SPECIAL USE PERMIT RELATED TO VAR-6283 - PUBLIC HEARING - APPLICANT: AMBLING DEVELOPMENT PARTNERS, LLC - OWNER: NEVADA ALTA, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT AND A WAIVER FROM THE PRIMARY ENTRYWAY BEING DIRECTLY FROM AND ORIENTED TO A STREET adjacent to the northwest corner of Alta Drive and Martin L King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
74. **SDR-6282 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-6283 AND SUP-6284 - PUBLIC HEARING - APPLICANT: AMBLING DEVELOPMENT PARTNERS, LLC - OWNER: NEVADA ALTA, LLC** - Request for a Site Development Plan Review FOR A PROPOSED MIXED USE DEVELOPMENT CONSISTING OF THREE (3) NINE STORY TOWERS AND ONE (1) FIVE STORY TOWER CONTAINING 664 RESIDENTIAL UNITS AND 24,970 SQUARE FEET OF COMMERCIAL SPACE on 16.78 acres adjacent to the northwest corner of Alta Drive and Martin L. King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
75. **SUP-6319 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WELLES-PUGSLEY ARCHITECTS, LLP - OWNER: ANN ROAD PROPERTIES, LTD.** - Request for a Special Use Permit FOR A PROPOSED SERVICE STATION adjacent to the northeast corner of Ann Road and Leggett Road (APN 125-28-818-005), C-2 (General Commercial) Zone, Ward 6 (Mack).

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76. SUP-6320 - SPECIAL USE PERMIT RELATED TO SUP-6319 - PUBLIC HEARING - APPLICANT: WELLES-PUGSLEY ARCHITECTS, LLP - OWNER: ANN ROAD PROPERTIES, LTD. - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) adjacent to the northeast corner of Ann Road and Leggett Road (APN 125-28-818-005), C-2 (General Commercial) Zone, Ward 6 (Mack).
77. SDR-6316 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6319 AND SUP-6320 - PUBLIC HEARING - APPLICANT: WELLES-PUGSLEY ARCHITECTS, LLP - OWNER: ANN ROAD PROPERTIES, LTD. - Request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE FOOT RETAIL DEVELOPMENT CONSISTING OF A CONVENIENCE STORE IN CONJUNCTION WITH A SERVICE STATION AND A RESTAURANT AND A WAIVER OF THE FOUNDATION LANDSCAPING STANDARDS on 1.14 acres adjacent to the northeast corner of Ann Road and Leggett Road (APN 125-28-818-005), C-2 (General Commercial) Zone, Ward 6 (Mack).
78. SUP-6323 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: W. DOUGLAS HITT - OWNER: DEER SPRINGS INVESTMENTS, LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED 5,200 SQUARE FOOT TAVERN adjacent to the northwest corner of Deer Springs Way and Durango Drive (APN 125-20-201-025), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).
79. SUP-6326 - SPECIAL USE PERMIT RELATED TO SUP-6323 - PUBLIC HEARING - APPLICANT: W. DOUGLAS HITT - OWNER: DEER SPRINGS INVESTMENTS, LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED 7,256 SQUARE FOOT SUPPER CLUB adjacent to the northwest corner of Deer Springs Way and Durango Drive (APN 125-20-201-025), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).
80. SUP-6330 - SPECIAL USE PERMIT RELATED TO SUP-6323 AND SUP-6326 - PUBLIC HEARING - APPLICANT: W. DOUGLAS HITT - OWNER: DEER SPRINGS INVESTMENTS, LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT IN EXCESS OF 12 STORIES adjacent to the northwest corner of Deer Springs Way and Durango Drive (APN 125-20-201-025), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).

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81. **SDR-6317 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6323 AND SUP-6330 - PUBLIC HEARING - APPLICANT: W. DOUGLAS HITT - OWNER: DEER SPRINGS INVESTMENTS, LLC, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED MIXED USE DEVELOPMENT CONSISTING OF TWO 24 STORY TOWERS CONTAINING 474 RESIDENTIAL UNITS AND 144,200 SQUARE FEET OF COMMERCIAL SPACE, OF WHICH 102,744 SQUARE FEET IS OFFICE SPACE on 5.21 acres adjacent to the northwest corner of Deer Springs Way and Durango Drive (APNs 125-20-201-016 and 025), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).
82. **SUP-6226 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SERGIO L. PEREZ - OWNER: SHALIMAR HOTEL ENTERPRISES** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB WITHIN AN EXISTING RESTAURANT at 1401 South Las Vegas Boulevard (APN 162-03-202-001), C-2 (General Commercial) Zone, Ward 3 (Reese).
83. **SUP-6245 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NEAR AND FAR, LLC** - Request for a Special Use Permit FOR A PROPOSED INDOOR SWAP MEET at 401 South Maryland Parkway (APN 139-34-811-047 and 139-34-811-052), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
84. **SUP-6267 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OSKA THAMMAVONGSA - OWNER: CITY CENTER ENTERPRISES, LLC** - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 731 Fremont Street (APN 139-34-612-022), C-2 (General Commercial) Zone, Ward 5 (Weekly).
85. **SDR-6244 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: FLEMING'S PRIME STEAKHOUSE - OWNER: LENA PICCOLI-OSTUNIO** - Request for a Site Development Plan Review FOR A 524 SQUARE FOOT ADDITION TO AN EXISTING RESTAURANT on 8.26 acres at 8721 West Charleston Boulevard (APN 163-05-502-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).



# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*April 28, 2005*

Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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86. SDR-6260 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: AMESBURY VILLEGAS TRUST - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 9,805 SQUARE FOOT OFFICE BUILDING AND WAIVERS OF LOT COVERAGE AND PERIMETER LANDSCAPE STANDARDS on 0.40 acres at 703 South Eighth Street (APN 139-34-810-042), P-R (Professional Office and Parking) Zone, Ward 5 (Weekly).

87. SDR-6266 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: INLINE CONSTRUCTION SERVICES, INC. - OWNER: MARIA STELLA GAERLAN - Request for a Site Development Plan Review FOR A PROPOSED ONE STORY, 3,050 SQUARE FOOT MEDICAL OFFICE BUILDING; WAIVERS TO ALLOW A 13 FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED; AND TO ALLOW WAIVERS OF THE FOUNDATION AND PERIMETER LANDSCAPING STANDARDS on 0.36 acres at 2525 West Charleston Boulevard (APN 162-05-511-007), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

#### NON-PUBLIC HEARING ITEMS:

88. TMP-6189 - TENTATIVE MAP - RYLAND HOMES @ CLIFFS EDGE PODS 305 AND 309 - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC - Request for a Tentative Map FOR A 275 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 40.81 adjacent to the northeast corner of Durango Road and Puli Road (APN 126-24-310-003 and 126-24-410-001), PD (Planned Development) Zone, Ward 6 (Mack).

#### DIRECTOR'S BUSINESS ITEMS:

89. ABEYANCE - TXT-6421 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/ONWER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.16.040 relating to standards for the Expansion of a Nonconforming Use in a Conforming Building.
90. TXT-6278 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.020, "Accessory Uses and Structures," in order to revise the standards applicable to Garage or Yard Sales; to Amend Title 19.14.040, "Signs Permitted Without a Certificate," to revise the standards for Garage Sale signage; and to amend Title 19.20.020, "Words and Terms Defined," in order to revise the definition for Garage or Yard Sales.

4/26/2005 11:24 AM



# Agenda

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91. **TXT-6359 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04.050, Liquor Establishment (On-Sale/Off-Sale/On-Off Sale) [C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), M (Industrial)].

#### **CITIZENS PARTICIPATION:**

**PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.**

**Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.**